

miranda S/M/S/Fund.

McGrath

PROPERTY MANAGEMENT

Charles Spiteri
80 Holmes Street
MAROUBRA, NSW, 2035

ABN: 37389263597
01/07/20
Page 1 of 4
Manager
Victoria Rorris
Account Id: RPT190086

Financial Statement for the period : 01/07/19 to 30/06/20

	YTD	July	August	September	October	November	December	January	February	March	April	May	June
8/16 Kiara Road, Miranda, NSW, 2228													
Revenue													
Rent	\$4,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00	\$1,600.00	\$1,600.00
	\$4,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00	\$1,600.00	\$1,600.00
Expenses													
Management Fees	-\$217.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$72.64	-\$72.64	-\$72.64
GST on Fees	-\$21.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$7.26	-\$7.26	-\$7.26
Other GST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	-\$239.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$79.90	-\$79.90	-\$79.90
Landlord Payments													
Charles Spiteri	-\$4,560.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,520.10	-\$1,520.10	-\$1,520.10
	-\$4,560.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,520.10	-\$1,520.10	-\$1,520.10

860A KING GEORGES ROAD, SOUTH HURSTVILLE, NSW, 2221

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	YTD	July	August	September	October	November	December	January	February	March	April	May	June
Balance Carried Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Highland Property Agents
25 Kingsway
CRONULLA NSW 2230
Ph. 9523 4333 Fax. 9523 4555
ABN. 6712 5430 980

Charles Spiteri
80 Holmes Street
MAROUBRA NSW 2035

Ref: SPITERI
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Charles Spiteri
Owner Income & Expenditure for July 2019 to June 2020
Manager: Stephanie Spoto

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 8/16 Kiora Road MIRANDA NSW 2228													
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	96.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
101 Rent	1880.00	1410.00	0.00	0.00	1600.00	800.00	2400.00	1600.00	1600.00	457.15	0.00	0.00	11747.15
	1880.00	1410.00	0.00	0.00	1600.00	800.00	2400.00	1600.00	1600.00	457.15	0.00	0.00	11747.15
Expenditure													
201 Municipal Rates	0.00	342.20	0.00	0.00	342.20	0.00	0.00	342.20	0.00	0.00	0.00	0.00	1026.60
202 Water Rates	0.00	0.00	0.00	0.00	358.12	0.00	177.12	0.00	0.00	177.12	0.00	0.00	712.36
411 Strata Levies	0.00	0.00	0.00	0.00	676.45	0.00	0.00	0.00	676.45	0.00	0.00	0.00	1352.90
414 Lease Fees	0.00	0.00	0.00	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00
415 Letting Fee	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
419 GST on fees	9.90	7.55	0.00	0.00	8.50	4.50	12.50	8.50	8.50	2.79	0.00	0.00	62.74
481 Management Fees	94.00	70.50	0.00	0.00	80.00	40.00	120.00	80.00	80.00	22.86	0.00	0.00	587.36
483 Postage	5.00	5.00	0.00	0.00	5.00	5.00	5.00	5.00	5.00	5.00	0.00	0.00	40.00
	108.90	425.25	0.00	0.00	1503.27	269.50	314.62	435.70	769.95	207.77	0.00	0.00	4034.96

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Carried Forward	0.00	0.00	0.00	0.00	96.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1771.10	984.75	0.00	0.00	0.00	627.23	2085.38	1164.30	830.05	249.38	0.00	0.00	7712.19

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	108.90	425.25	0.00	0.00	1503.27	269.50	314.62	435.70	769.95	207.77	0.00		4034.96
Carried Forward	0.00	0.00	0.00	0.00	96.73	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Net Income	1771.10	984.75	0.00	0.00	0.00	627.23	2085.38	1164.30	830.05	249.38	0.00		7712.19

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